

1 BILL NO. R-83-11-35

2 DECLARATORY RESOLUTION NO. R-114-83

3 A DECLARATORY RESOLUTION confirming  
4 the designation of an "Economic Re-  
5 vitalization Area" under I.C. 6-1.1-  
6 12.1.

7 WHEREAS, Common Council has previously designated by  
8 Declaratory Resolution the following described property as an  
9 "Economic Revitalization Area" under Division 6, Article II,  
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,  
11 of 1974, as amended and I.C. 6-1.1-12.1, to-wit:

12 Part of the Northwest Quarter of the  
13 Southeast Quarter of Section 14,  
14 Township 31 North, Range 12 East, in  
15 Allen County, Indiana, in particular  
16 described as follows to-wit:

17 Commencing on the North line of the  
18 Northwest Quarter of the Southeast  
19 Quarter of said Section 14 at a point  
20 situated 140.0 feet West of the North-  
21 east corner thereof; thence Southerly  
22 on a line normal to the North line of  
23 said Quarter Section and along the  
24 Westerly line of a 50 foot wide pro-  
25 posed roadway, a distance of 298.0  
26 feet; thence Westerly by a deflection  
27 right of 90 degrees 00 minutes, a  
28 distance of 345.0 feet; thence Nor-  
29 therly by a deflection right of 90  
30 degrees 00 minutes, a distance of  
31 298.0 feet; thence Easterly by a  
32 deflection right of 90 degrees 00  
minutes, a distance of 345.0 feet to  
the point of beginning containing  
2.360 Acres, more or less, of land.

Subject to the public road known as  
the Ludwig Road over the North 37.5  
feet thereof.

said property more commonly known as 6615 Brotherhood Way, Fort  
Wayne, Indiana 46825.

WHEREAS, recommendations have been received from the  
Committee on Finance and the Department of Economic Development  
concerning said Resolution;

WHEREAS, notice of the adoption and substance of said

1 Page Two

2 Resolution has been published in accordance with I.C. 5-3-1 and  
3 a public hearing has been conducted on said Resolution;

4 WHEREAS, if said Resolution involves an area that has  
5 already been designated an allocation area under I.C. 36-7-14-39,  
6 the Fort Wayne Redevelopment Commission has adopted a Resolution  
7 approving the designation.

8 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
9 THE CITY OF FORT WAYNE, INDIANA:


10 SECTION 1. That, the Resolution previously designating  
11 the above described property an "Economic Revitalization Area" is  
12 confirmed in all respects.

13 SECTION 2. That, the above described property is here-  
14 by declared an "Economic Revitalization Area" pursuant to I.C. 6-  
15 1.1-12.1, said designation to begin on the effective date of this  
16 Resolution and continue for one (1) year. Said designation shall  
17 terminate at the end of that one (1) year period.

18 SECTION 3. That this Resolution shall be in full force  
19 and effect from and after its passage and any and all necessary  
20 approval by the Mayor.

21  
22  
23  
24 APPROVED AS TO FORM  
AND LEGALITY

25  
26  
27 Bruce O. Boxberger, City Attorney

28  
29  
30  
31  
32  
  
Councilmember

Read the first time in full and on motion by Mr. Jantz, seconded by Mr. Jantz, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on Tues., the 13th day of December, 1983, at 7:30 o'clock P.M., E.S.T.

DATE: 11-22-83

CITY CLERK

Read the third time in full and on motion by Mr. Jantz, seconded by Mr. Jantz, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>BRADBURY</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>BURNS</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>EISBART</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>GIAQUINTA</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>SCHMIDT</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>SCHOMBURG</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>SCRUGGS</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>STIER</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>TALARICO</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>

DATE: 12-13-83

Sandra E. Kennedy  
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ZONING MAP~~) (~~GENERAL~~) (~~ANNEXATION~~) (~~SPECIAL~~) (~~APPROPRIATION~~) ORDINANCE (RESOLUTION) NO. B-114-83 on the 13th day of December, 1983.

ATTEST:

(SEAL)

Sandra E. Kennedy  
CITY CLERK

Ray A. Robert  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 14th day of December, 1983, at the hour of 1:00 o'clock P.M., E.S.T.

Sandra E. Kennedy  
CITY CLERK

Approved and signed by me this 15th day of December 1983, at the hour of 3 o'clock P.M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR. - MAYOR



BILL NO. R-83-11-35

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN  
ORDINANCE A DECLARATORY RESOLUTION confirming the designation of an  
"Economic Revitalization Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

MARK E. GIAQUINTA, CHAIRMAN

*Mark E. Giaquinta*

JAMES S. STIER, VICE CHAIRMAN

*James S. Stier*

JANET G. BRADBURY

*Janet G. Bradbury*

SAMUEL J. TALARICO

*Samuel J. Talarico*

DONALD J. SCHMIDT

*Donald J. Schmidt*

*Car corrected  
12-13-83*

No. 3 OCTOBER 20 1983

Received from ZACHER KEOGH #5-0893

Fifty <sup>100</sup> Dollars

Application for Tax Abatement

\$ 50.00

Fred Baughman (DEK)

NORMAN S. SNOW, ATTORNEY AT LAW

ESCROW ACCOUNT

PH. 219-423-2353

1310 ANTHONY WAYNE BANK BUILDING

FORT WAYNE, INDIANA 46802

1981

October 20 19 83 <sup>71-1232</sup><sub>749</sub>

PAY TO THE ORDER OF City of Fort Wayne

\$ 250.00

Two Hundred Fifty and -----no/100 DOLLARS

FOR Zacher Keogh Trust EDC Bond Fee \$200.00, Tax Abatement Fee \$50.00



ANTHONY WAYNE BANK

FORT WAYNE, INDIANA 46802

Norman S. Snow

⑈001981⑈⑆074912328⑆

183⑈060 6⑈

DELUXE CHECK PRINTERS - 2

APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Anthony Wayne Bank Trustee - Zacher Keogh # T-0893
2. Owner(s) (same as above) (purchasers)
3. Address of Owner(s) 8th Floor Anthony Wayne Bank Building
4. Telephone Number of Owner(s) (219) 423-3611
5. Relationship of Applicant to Owner(s) if any (same)
6. Address of Applicant Trust Dept. Anthony Wayne Bank  
8th Floor AWB Bldg.  
Fort Wayne, IN
7. Telephone number of Applicant (219) 423-3611
8. Address of Property Seeking Designation 6615 Brotherhood  
Way, Fort Wayne, Indiana) 46825
9. Legal Description of Property Proposed for Designation (may be attached) See legal description attached.
10. Townwhip Washington
11. Taxing District Washington

12. Current Zoning BIA
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? Vacant office park land
- b. What Structure(s) (if any) are on the property? None
- b. What is the condition of this structure/these structures? N/A
15. Current Assessed Value of Real Estate
- a. Land
- b. Improvements
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- None
17. Description of Proposed Improvements to the Real Estate
- A 16,000 sq. foot office building
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- at once
- b. When is completion expected? June, 1984
19. Cost of Project (not including land costs) 600,000 Approximately

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? 65

lation of this new manufacturing equipment? \_\_\_\_\_

b. What is the nature of those jobs? computer, management, secretarial, purchasing

c. Anticipated time frame for reaching employment level stated above?

6 months

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) \_\_\_\_\_

extension of sewer

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? \_\_\_\_\_

The city of Fort Wayne, generally, is desirous of expanding and improving employment opportunities.



23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? increase employment

opportunities

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. \_\_\_\_\_

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?        YES   X   NO

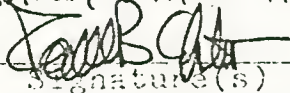
26. Financing on Project

What is the status of financing connected with this project?

Anthony Wayne Bank has agreed to purchase the bonds for this project.

I hereby certify that the information and representation on this Application are true and complete.

ANTHONY WAYNE BAUK, TRUSTEE



Signature(s) of Owners

RALPH B. ELSTON

VICE PRESIDENT AND TRUST OFFICER

11/20/83

Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:

## PROPOSED LOT 3

## BROTHERHOOD PLACE

LEGAL DESCRIPTION ONLY

Part of the Northwest Quarter of the Southeast Quarter of Section 14, Township 31 North, Range 12 East, in Allen County, Indiana, in particular described as follows to-wit:

Commencing on the North line of the Northwest Quarter of the Southeast Quarter of said Section 14 at a point situated 140.0 feet West of the Northeast corner thereof; thence Southerly on a line normal to the North line of said Quarter Section and along the Westerly line of a 50 foot wide proposed roadway, a distance of 298.0 feet; thence Westerly by a deflection right of 90 degrees 00 minutes, a distance of 345.0 feet; thence Northerly by a deflection right of 90 degrees 00 minutes, a distance of 298.0 feet; thence Easterly by a deflection right of 90 degrees 00 minutes, a distance of 345.0 feet to the point of beginning containing 2.360 Acres, more or less, of land.

Subject to the public road known as the Ludwig Road over the North 37.5 feet thereof.

IN WITNESS WHEREOF, I place my hand  
and seal, this 10th day of October, 1983

*Carla Hofer*

3-AL ZAGNER  
1-FILE

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution

03-83-11-35

DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation of an "Economic Revitalization Area" under I.C. 6-1.1-12.1.Said property more commonly known as 6615 Brotherhood Wayne, Fort Wayne, Indiana 46825.EFFECT OF PASSAGE Said <sup>vacant park land</sup> property would be utilized for an office building adding 65 new jobs to the community.EFFECT OF NON-PASSAGE Opposite of the above.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) Approximately \$600,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_



Notice of Public Hearing

Fort Wayne

Common Council

(Resolutions No. R-83-11-35 and R-83-11-36)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on November 22, 1983 designating property at 6615 Brotherhood Way date address Fort Wayne, IN an Economic Revitalization Area.

A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, December 13, 1983 - 7:30 P.M. date, time & place Room 128 - City-County Bldg. Fort Wayne, IN. If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy  
City Clerk



# The City of Fort Wayne

November 23, 1983

Ms. Mary Gabet  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Gabet:

Please give the attached full coverage on the date of November 26, 1983, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council  
of Fort Wayne, IN

Resolution Nos. R-83-11-35 &  
R-83-11-36  
Revitalization Area

Resolution Nos. R-83-11-38 &  
R-83-11-37  
Revitalization Area

Resolution Nos. R-83-11-39 &  
R-83-11-40  
Revitalization Area

Resolution Nos. R-83-11-42 &  
R-83-11-41  
Revitalization Area

Please send us 4 copies of each of the above the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely,

Sandra E. Kennedy  
City Clerk

SEK/ne

ENCL: 4

An Equal Opportunity Employer  
One Main Street, Fort Wayne, Indiana 46802



# The City of Fort Wayne

November 22, 1983

Ben Eisbart, President  
Fort Wayne Common Council  
One Main Street  
Fort Wayne, IN 46802

Re: Tax Abatement Application For Zacher Keogh #T-0893

Mr. Eisbart:

On October 20, 1983, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at 6615 Brotherhood Way as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

## Action

The Department of Economic Development conducted a staff review of the project on November 21, 1983. A formal review of the site and an interview with Mr. Al Zacher was conducted.

## Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

"See Attached Legal Description"

as an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.

Ben Eisbart  
November 22, 1983  
Page 2

Rationale

The above stated recommendation is based upon the following rationale:

1. lack of recent development in area;
2. effective utilization of vacant land
3. will improve the physical appearance of the City of Fort Wayne; and
4. the increase of employment by 65 jobs will benefit the economy of the entire community which is in a declined state.

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,

A handwritten signature in blue ink, appearing to read "James D. Partin", with a stylized flourish at the end.

James D. Partin  
Business Planning Specialist  
Department of Economic Development

hjk



Fort Wayne Common Council

(Governmental Unit)

To.....JOURNAL-GAZETTE.....Dr.

Allen

County, Ind.

FORT WAYNE, INDIANA

## PUBLISHER'S CLAIM

## LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

4

Head number of lines

22

Body number of lines

2

Tail number of lines

28

Total number of lines in notice

## COMPUTATION OF CHARGES

28 lines, 1 columns wide equals 28 equivalent lines at .215¢ \$ 6.02  
cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra 1.00

TOTAL AMOUNT OF CLAIM.

\$ 7.02

## DATA FOR COMPUTING COST

Width of single column 9.6 picas

Size of type.....6.....point

Number of insertions.....1.....

Size of quad upon which type is cast.....6.....

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid

Date Nov. 26 83, 19.....

Title.....CLERK.....

Form 904

## PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned.....Drusilla Roose.....who, being duly sworn, says that she is.....CLERK.....of the

JOURNAL-GAZETTE

a.....DAILY.....newspaper of general circulation printed and published in the English language in the city of.....FORT WAYNE, INDIANA.....town

in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for.....one time.....the dates of publication being as follows: 11/26/83

Subscribed and sworn to me before this 26th day of November 19 83

Notary Public

My commission expires.....November 29, 1985.....

Notice of Public Hearing  
Fort Wayne Common Council  
(Resolutions No. R-83-11-35  
and R-83-11-36)  
Notice is hereby given that the  
Common Council of the City of Fort  
Wayne, Indiana, approved a Resolu-  
tion on November 22, 1983 desig-  
nating property at 6615 Brotherhood  
Way, Fort Wayne, IN an Economic  
Revitalization Area. A description of  
the effected area can be inspected in  
the County Assessor's Office.  
Common Council will conduct a  
public hearing on whether the above  
described resolution should be con-  
firmed, modified and confirmed or  
rescinded on Tuesday, December  
13, 1983, 7:30 p.m., Room 128,  
City-County Bldg., Fort Wayne, IN. If  
confirmed, said designation shall  
continue for one (1) year after  
confirmation.  
All interested persons are invited  
to attend and be heard at the public  
hearing.  
Sondre E. Kennedy  
City Clerk  
11-26

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) – number of equivalent lines	
Head number of lines	4
Body number of lines	22
Tail number of lines	2
Total number of lines in notice	28

COMPUTATION OF CHARGES

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Additional charge for notices containing rule or tabular work (50 per cent of above amount)	
Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra	1.00
TOTAL AMOUNT OF CLAIM.	\$ 7.02

DATA FOR COMPUTING COST

Width of single column 9.6 picas	Size of type 6 point
Number of insertions 1	Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967:

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

DateNov.2683

TitleCLERK

Drusilla Roose

Form 903

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS.  
Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that she is CLERK of the NEWS-SENTINEL DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA town in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows: 11/26/83  
Drusilla Roose  
Subscribed and sworn to me before this 26th day of November 19 83  
Anne M. Perkins  
Notary Public  
My commission expires November 29, 1985

Notice of Public Hearing  
Fort Wayne Common Council  
(Resolutions No. R-83-11-35  
and R-83-11-36)

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Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, December 13, 1983, 7:30 p.m., Room 128, City-County Bldg., Fort Wayne, IN. If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandre E. Kennedy  
City Clerk

11-26